

# FLAGLER STATION

10301 NW 108 Avenue, Miami  
SUITE 11 - OW6



**FOR LEASE**  
**46,238 SF AVAILABLE**



## ONE BUSINESS PARK ENDLESS POSSIBILITIES

Flagler Station is a strategically located, 9 million square foot campus style office, retail and industrial development, featuring beautiful lakefront views in a suburban atmosphere. Phase 1 consists of 2.5 million square feet of existing office and industrial space. Phase 2 totals 6.5 million square feet of new development consisting of 1.5 million square feet of office and 5 million square feet of retail and distribution space.

## PROPERTY HIGHLIGHTS

- ±46,238 SF Available
- ±40,876 SF of Warehouse
- ±5,362 SF of Office
- 22' Clear Height
- Fully Sprinklered
- 15 Dock Doors
- 1 Ramp
- Park Security
- Class "A" Business Park Environment
- Available - Timing Negotiable
- Lease Rate - \$9.45 PSF / Industrial Gross

For more information, please contact:

**STUART T. GORDON, SIOR**  
Executive Director  
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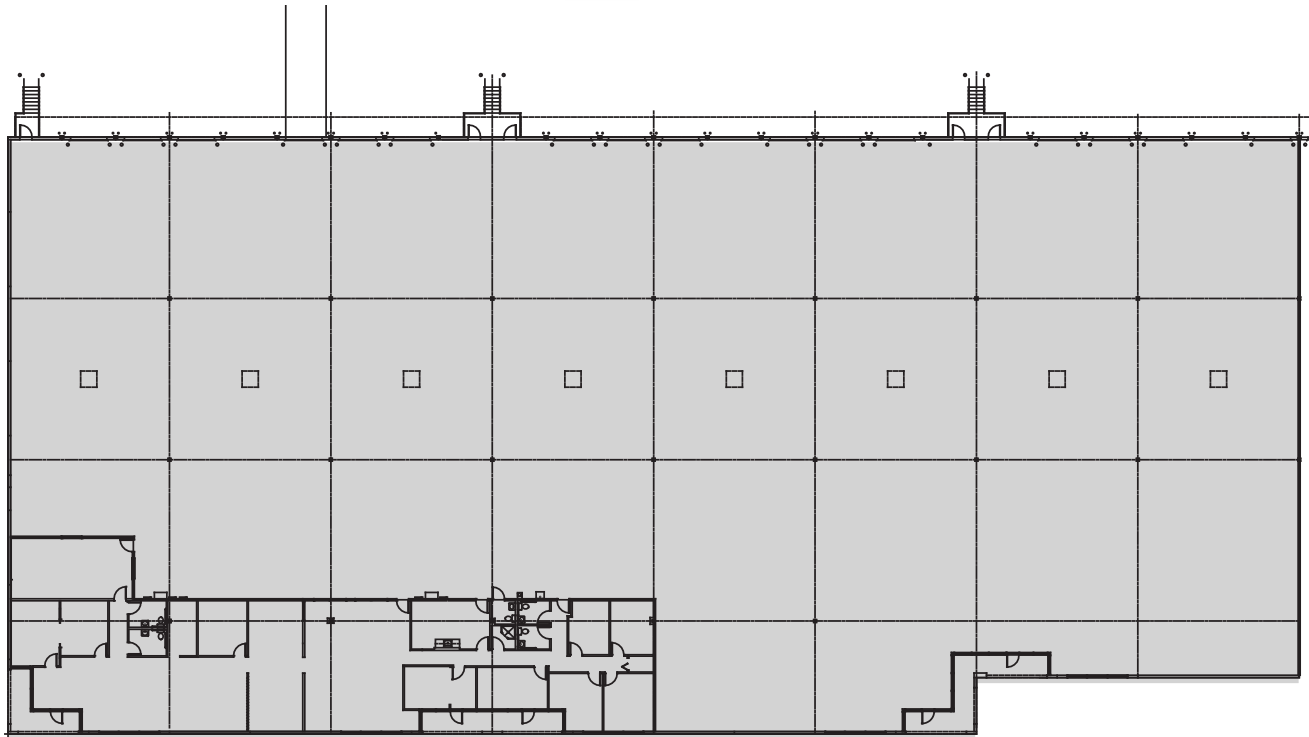
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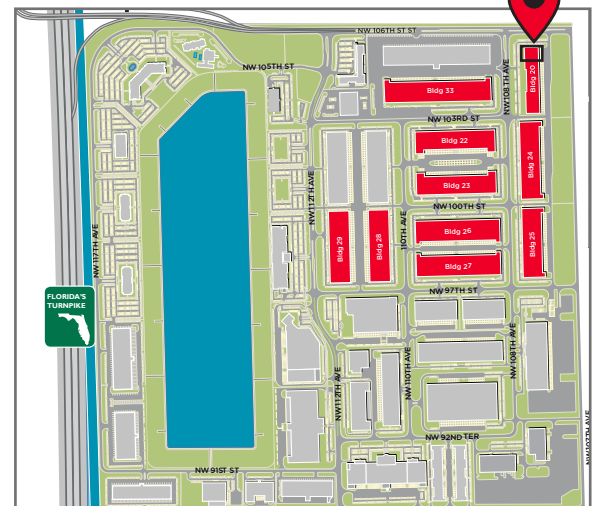
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## Phase II



### PROPERTY HIGHLIGHTS

|                 |            |
|-----------------|------------|
| TOTAL AVAILABLE | ±46,238 SF |
| WAREHOUSE SIZE  | ±40,876 SF |
| OFFICE SIZE     | ±5,362 SF  |
| CLEAR HEIGHT    | 22'        |
| DOCK DOORS      | 15         |
| RAMP            | 1          |

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